



Sammamish Woods Townhomes: Drainage Narrative

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Applicant

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Parcel Number: 092406-9243

The drainage design for this project will be completed in compliance with the 2014 Stormwater Management Manual for Western Washington (2014 DOE Manual) and the City of Issaquah 2017 Stormwater Design Manual Addendum. Minimum requirements require the mitigation of all new and replaced hard surfaces and converted vegetation areas. Standard Flow Control along with Enhanced plus Phosphorus Treatment are required for the subject site.

The project site is located at the northeast corner of the underlying parcel. The south half of the underlying property is comprised of an office building and associated parking lot. Access to the subject development will be via a drive aisle extending northeast from the north end of the parking lot across the existing stream. The drive aisle will then turn north, intersect a "T" intersection. A driveway aisle will be provided that travels east-west from the intersection. Two townhome buildings, one located to the north of the "T" intersection and one to the east of the drive aisle as it travels north are proposed. The development is sandwiched between an existing stream to the west, 228th Avenue SE to the east, and a retirement community to the north.

The proposed area of development is located on a localized elevated area with a ridge located approximately between the project site and 228th Avenue SE. Drainage from the site drains towards the onsite stream. As the project does not propose access from 228th Avenue SE, frontage improvements and associated storm mitigation are not required.

Flow Control will be accommodated within an underground vault located central to the development. The required Runoff Treatment will be accommodated within Biopods by Oldcastle Infrastructure. Biopods have GULD approval for both Enhanced and Phosphorus Treatment. Biopods will collect the PGIS and then discharge to the detention vault. Roof drains will discharge directly to the detention vault. Detained and treated drainage will then discharge to the existing stream edge.